

Grantee: San Diego County, CA

Grant: B-08-UN-06-0506

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-08-UN-06-0506

Obligation Date:

03/04/2009

Grantee Name:

San Diego County, CA

Award Date:

03/03/2009

Grant Amount:

\$5,144,152.00

Contract End Date:

03/03/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Michael Dececchi

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

This Action Plan is for the CDBG Neighborhood Stabilization Program Grant.

INTRODUCTION On July 30, 2008, Congress passed the Housing and Economic Recovery Act that appropriated \$3.92 billion of CDBG funds nationwide for emergency assistance for foreclosed or abandoned properties. On September 29, 2008, this \$3.92 billion was allocated to local and state jurisdictions by the U.S. Department of Housing and Urban Development (HUD), establishing the Neighborhood Stabilization Program (NSP). The County of San Diego's CDBG jurisdiction was allocated \$5,144,152 in grant funds. The County's jurisdiction includes the geographically large unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. These grant funds are intended for the acquisition of foreclosed or abandoned properties that could be sources of blight within community. The County of San Diego's Department of Housing and Community Development (HCD) will administer the County's allocation of these funds. The strategy developed by the County of San Diego for the use of these funds will: 1. Create homebuyer opportunities for income eligible households to purchase foreclosed or abandoned homes; 2. Provide funds for the rehabilitation of foreclosed or abandoned homes purchased through this program with an emphasis on improvements resulting in increased energy efficiency and conservation of natural resources; 3. Provide funds to non-profit organizations and/or housing developers to purchase foreclosed or abandoned properties for rental units for income eligible households and/or special needs households. Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

Distribution and and Uses of Funds:

A. AREAS OF GREATEST NEED To determine the geographic areas of greatest NSP need, data provided by HUD and local data from DataQuick Information Systems was utilized.

B. DISTRIBUTION AND USES OF FUNDS Target areas with the greatest percentage of home foreclosures by community were identified by evaluating current local data from DataQuick Information Systems. Targeted communities include: Campo, Spring Valley, Jacumba, Lemon Grove, Boulevard, Pine Valley, Ranchita, Guatay, Dulzura, Bonsall, Valley Center, Imperial Beach, Lakeside, Palomar Mountain, Pauma Valley, Ramona, Fallbrook, Lincoln Acres, Bonita, Potrero, and Alpine.

The NSP funds will be used to provide assistance to low, moderate, and middle income (LMMI) homebuyers to purchase and rehabilitate foreclosed or abandoned properties. At least 25% of the NSP grant will be used to benefit low income households in the target areas.

Rental Acquisition, Development, and Rehabilitation Program: Housing acquired, developed, or rehabilitated with NSP funds for the purpose of providing permanent housing for LMMI individuals or families must be maintained as affordable housing for a period of 15 years and, in the case of rental properties, restrictive covenants will be placed on the title of the properties, which will hold a superior position to all liens and encumbrances.

The County of San Diego will target rehabilitation funds to improvements that will improve conservation and energy savings. All rehabilitation will be performed under the supervision of a licensed contractor in compliance with all local code requirements.

C. LOW INCOME TARGETING The amount of the NSP funds targeted to low-income households will be no less than \$1,286,038, which is 25% of the total NSP allocation.

D. ACQUISITIONS & RELOCATION The County of San Diego does not intend to demolish or convert low- and moderate income dwelling units with NSP funds.

E. ACTIVITIES

NSP Downpayment/Closing Cost Assistance and Rehabilitation Program

(1) Activity Name: NSP Downpayment/Closing Cost Assistance and Rehabilitation Program (DCCAR)

(2) Activity Type: This NSP activity provides funds for the purchase of abandoned or foreclosed homes in the targeted areas for low, moderate, or middle income households.

(3) National Objective: This activity will benefit low, moderate and middle income persons as defined in the NSP Notice.

The NSP funds will be targeted to the areas of greatest need. The NSP DCCAR will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes.

The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for "cash out" purposes, and comply with all loan requirements.

NSP Affordable Housing Acquisition, Rehabilitation and Development Program

(1) Activity Name: NSP Affordable Housing Acquisition, Rehabilitation, and Development Program

(2) Activity Type: This NSP activity type is for the purchase, rehabilitation, and redevelopment of homes and residential properties.

(3) National Objective: The National Objective for this activity is to provide housing for households at or below 120% of the area median income.

(4) Activity Description: This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income.

All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with.

NSP Administration

(1) Activity Name: NSP Administration

(2) Activity Type: NSP grant administration HERA Section 2301 (e) 2; CDBG grant administration 24 CFR 570.489(a)(i) is superseded by HERA.

(3) National Objective: Not required for administration.

(4) Activity Description: This activity is grant administration.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,445,236.00
Total CDBG Program Funds Budgeted	N/A	\$5,144,152.00
Program Funds Drawdown	\$141,765.64	\$4,651,849.35
Program Funds Obligated	\$0.00	\$5,144,152.00
Program Funds Expended	\$107,887.29	\$4,662,459.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$771,622.80	\$0.00
Limit on Admin/Planning	\$514,415.20	\$349,119.87
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,286,038.00	\$4,520,546.00

Overall Progress Narrative:

During the reporting period of April 1, 2011 to June 30, 2011, a total of \$141,765.64 was drawn in DRGR. These drawdowns reflect County HCD's NSP1 administrative activities (\$19,343.98) and drawdowns for two 2A NOFA Rental NCSC projects (\$122,421.66). County HCD obligated all NSP funds as of the July-September 2010 reporting period. No NSP1 program modifications are under consideration at this time.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1A, 1A NSP Homeownership	\$0.00	\$137,500.00	\$137,500.00
2A, 2A NOFA	\$122,421.66	\$4,520,546.00	\$4,165,229.48
3A, 3A NSP Administration	\$19,343.98	\$486,106.00	\$349,119.87
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	2-00-NOFA Rental-H
Activity Title:	2-00-NOFA Rental-Hitzke

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2A

Project Title:

2A NOFA

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Hitzke Assets, LLC.

Overall**Apr 1 thru Jun 30, 2011****To Date**

Total Projected Budget from All Sources	N/A	\$1,361,684.00
Total CDBG Program Funds Budgeted	N/A	\$1,361,684.00
Program Funds Drawdown	\$0.00	\$1,328,697.06
Program Funds Obligated	\$0.00	\$1,361,684.00
Program Funds Expended	\$0.00	\$2,508,840.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMMI individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-H includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4
# of Parcels acquired voluntarily	0	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-00-NOFA Rental-N
Activity Title:	2-00-NOFA RENTAL-NCSC

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2A

Project Title:

2A NOFA

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North County Solutions for Change, Inc.

Overall**Apr 1 thru Jun 30, 2011****To Date**

Total Projected Budget from All Sources	N/A	\$1,317,001.00
Total CDBG Program Funds Budgeted	N/A	\$1,317,001.00
Program Funds Drawdown	\$0.00	\$1,295,272.34
Program Funds Obligated	\$0.00	\$1,317,001.00
Program Funds Expended	(\$41,739.00)	\$115,129.01
North County Solutions for Change, Inc.	(\$41,739.00)	\$115,129.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMMI individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems.

Activity Progress Narrative:

No drawdowns were processed during the reporting quarter. The reported "program funds expended" was reduced this quarter by \$41,739. This amount was incurred during June 2010 and reported as expended during the April-June 2010 reporting quarter. This amount was not drawn until the next reporting quarter (July-September 2010). This amount was also reported as expended during the July-September 2010 reporting quarter, which overstated expenditures. The reduction of \$41,739 in

reported expenditures will correct the overstated expenditures.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5
# of Parcels acquired voluntarily	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/5	0/0	5/5	100.00
# Renter Households	0	0	0	5/5	0/0	5/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2A NOFA Rental-N
Activity Title:	2A NOFA Rental-NCSC

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
Responsible Organization:

North County Solutions for Change, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$725,119.00
Total CDBG Program Funds Budgeted	N/A	\$725,119.00
Program Funds Drawdown	\$122,421.66	\$664,900.91
Program Funds Obligated	\$0.00	\$725,119.00
Program Funds Expended	\$122,421.66	\$664,900.91
North County Solutions for Change, Inc.	\$122,421.66	\$664,900.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity provides NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, provided all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas. This activity 2A NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2A NOFA Rental-N on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick.

Activity Progress Narrative:

During this reporting quarter, drawdowns of \$122,421.66 were for rehabilitation of two North County Solutions for Change NSP1 Rental NOFA properties in Fallbrook (Old Stage and East Dougherty Street). The rehabilitation portion of these properties is drawn down on a claim reimbursement basis. Address and beneficiary data for the Old Stage Road property was entered this quarter, based on the occupancy date of April 28, 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/2
# of Parcels acquired voluntarily	1	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/2	0/0	2/2	100.00
# Renter Households	1	0	1	2/2	0/0	2/2	100.00

Activity Locations

Address	City	State	Zip
1030 Old Stage Road	Fallbrook	NA	92028

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3
Activity Title:	3

Activity Category:

Administration

Project Number:

3A

Projected Start Date:

04/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

3A NSP Administration

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
Responsible Organization:

County of San Diego Department of Housing and

Overall
Apr 1 thru Jun 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$208,039.28
Total CDBG Program Funds Budgeted	N/A	\$208,039.28
Program Funds Drawdown	\$0.00	\$208,039.28
Program Funds Obligated	\$0.00	\$208,039.28
Program Funds Expended	\$822.33	\$208,039.28
County of San Diego Department of Housing and Community	\$822.33	\$208,039.28
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is grant administration which includes, but is not limited to, the following administration activities: Compliance monitoring (NSP requirement, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, affirmative marketing, etc.); Environmental review for compliance with the National Environmental Policies Act (NEPA); Contracting; Procurement (including issuing appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); Financial data collection, reporting, and tracking; Producing necessary reports; Data entry and reporting through DRGR; Providing technical assistance to activity sponsors; and, ensuring public participation.

Location Description:

Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

Activity Progress Narrative:

No drawdowns were processed during the reporting quarter. The reported "program funds expended" was updated this quarter in order to reflect an amount incurred during March 2010, but not yet reported as expended. Total drawdowns and expenditures now total \$208,039.28

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3A NSP Administration

Activity Title: 3A NSP Administration

Activity Category:

Administration

Project Number:

3A

Projected Start Date:

04/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

3A NSP Administration

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

County of San DiegoDepartment of Housing and

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$278,066.72
Total CDBG Program Funds Budgeted	N/A	\$278,066.72
Program Funds Drawdown	\$19,343.98	\$141,080.59
Program Funds Obligated	\$0.00	\$278,066.72
Program Funds Expended	\$26,382.30	\$151,690.57
County of San DiegoDepartment of Housing and Community	\$26,382.30	\$151,690.57
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is grant administration which includes, but is not limited to, the following administration activities: Compliance monitoring (NSP requirement, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, affirmative marketing, etc.); Environmental review for compliance with the National Environmental Policy Act (NEPA); Contracting; Procurement (including issuing appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); Financial data collection, reporting, and tracking; Producing necessary reports; Data entry and reporting through DRGR; Providing technical assistance to activity sponsors; and, ensuring public participation.

Location Description:

Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

Activity Progress Narrative:

Several NSP1 administrative activities took place during the reporting quarter of April 1, 2011 to June 30, 2011, including DRGR data entry, preparation and processing of activity documents and NSP1 financial tracking and reporting. NSP1 administrative activities resulted in total drawdowns in DRGR of \$19,343.98. The \$19,343.98 reflects drawdowns of \$3,639.99 (4/20/11), \$6,347 (5/20/11), and \$9,356.99 (6/14/11). The \$3,639.99 drawn on 4/20/11 reflects costs incurred in a prior quarter, but drawn down in DRGR during this reporting quarter. The reported expenditures of \$26,382.30 reflect a correction to the prior period reported expenditures (+\$68.33) and expenditures incurred for the reporting period ending June 30, 2011: \$6,347 (drawn 5/20/11), \$9,356.99 (drawn 6/14/11), \$10,609.98 (drawn 7/19/11). The \$10,609.98 drawn on 7/19/11 will show in DRGR next reporting quarter (July-September 2011).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
